

LOCATION MAP (NTS)

SCALE: 1"=100'

LEGEND

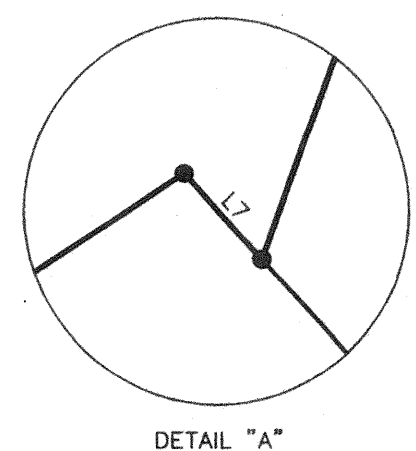
- EXISTING FIRE HYDRANT
 - WATER VALVE
 - LIGHT STANDARD (WITH CONC. BASE)
 - SANITARY SEWER MANHOLE
 - TELEPHONE MANHOLE
 - DRAINAGE MANHOLE
 - POWER POLE
 - SIGNAL CONTROL PANEL
 - GAS VALVE
 - DOUBLE SUPPORT SIGN
 - ANCHOR WIRE
 - PVC PIPE
 - SIGN
 - OVERHEAD ELECTRIC
 - WIRE FENCE
 - VOLUME
 - PAGE
 - EASEMENT
 - SQFT SQUARE FEET
- SET 1/2 INCH IRON ROD W/ V/A PROPERTY CORNER CAP.
FOUND 1/2 INCH IRON ROD W/ V/A PROPERTY CORNER CAP. (UNLESS OTHERWISE NOTED)

NOTES:

- SOURCE OF BEARINGS ARE REFERENCED FROM THE DEED RECORDED IN VOLUME 9547 PAGE 27-30 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (S 66°56'58" W)
- THE SUBJECT PROPERTY IS SITUATED WITHIN THE UNSHADED PORTION OF ZONE "A" AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48029C0276 F EFFECTIVE DATE: JANUARY 04 2002, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
- ALL FENCES MEANDER
- THIS PROPERTY LIES INSIDE THE CITY LIMITS OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
- UNLESS OTHERWISE NOTED, ALL SET 1/2" IRON RODS INCLUDE A VICKREY & ASSOCIATES, INC. PROPERTY CAP.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT OF NO. 040204648-GC ISSUED MARCH 3, 2004 BY TIGOR TITLE INSURANCE COMPANY.
- TERMS, PROVISIONS, AND CONDITIONS RECORDED IN VOLUME 8535, PAGE 554, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (NOT PLOTTABLE)
- PROPOSED MUTUAL ACCESS EASEMENTS ARE CREATED ON PROPOSED PLAT OF CRI EASEMENTS AS APPROVED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION, PLAT I.D. NUMBER 030012

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	9°33'41"	1151.00	192.08	96.26	N34°36'29"E	191.85
C2	12°58'41"	1543.00	349.50	175.50	N32°53'05"E	348.75
C3	26°50'28"	745.91	349.43	177.98	N12°55'28"E	346.25
C4	16°33'54"	1350.00	390.30	228.18	S75°13'55"W	388.95
C5	18°46'20"	950.00	311.26	157.03	S76°20'07"W	309.86
C6	30°54'53"	950.00	512.59	262.70	N78°49'16"W	506.39
C7	78°24'54"	25.00	34.21	20.39	N26°50'37"W	31.61

LINE TABLE		
LINE	LENGTH	BEARING
L1	112.82'	N39°23'01"E
L2	187.64'	N26°16'13"E
L4	338.92'	S86°56'58"W
L5	153.33'	S85°43'17"W
L6	153.12'	N63°21'50"W
L7	3.01'	N42°08'20"W
L8	57.05'	S14°57'45"W



75.14 ACRE TRACT
VOL 5530 PG 1253
OWNER: JOHN HANNAH

REMAINDER OF A
291.283 ACRE TRACT
VOL 5897 PG 1797
OWNER: CIRI APARTMENTS, LTD.

2.3622 ACRE TRACT
VOL 10395 PG 841
OWNER: LOS SONTERRA DEVELOPMENT, LTD.

METES & BOUNDS DESCRIPTION
FOR A 37.90 ACRE TRACT OF LAND
OUT OF THE J. POTTEVENT SURVEY NO. 381, ABSTRACT 603,
COUNTY BLOCK 4943,
AND THE SEINEGAS IRR & AGR. CO. SURVEY NO. 17, ABSTRACT 726,
COUNTY BLOCK 4948,
BEXAR COUNTY, TEXAS

Being a 37.90 acre (1,650,760 square feet) tract of land, out of the J. Pottevent Survey No. 381, Abstract 603, County Block 4943 and the Seinegas Irr & Agr. Co. Survey No. 17, Abstract 726, County Block 4948; said 37.90 acre tract also being out of and a portion of that certain called 291.283 acre tract as conveyed from Cook Inlet Region OR Arizona, Inc. to CIRI Apartments, LTD by Deed dated November 29, 1993 and recorded December 23, 1993 in Volume 5897 Page 1797 of the Official Public Records of Real Property of Bexar County, Texas, said 37.90 acre tract being more particularly described as follows with all bearings being referenced to the North right-of-way line of Sonterra Boulevard, Unit 2, as recorded in Volume 9547, Page 28 of the Bexar County Deed and Plat Records, being N 66° 56' 58" E:

Beginning: at a found 1/2" iron rod with Brown cap on the Easterly right-of-way line of Hardy Oak Blvd. (86' R.O.W.) for the Northwest corner of the herein described tract of land; said point also being the Southwest corner of a called 75.14 acre tract of land as recorded in Volume 5530, Page 1253 of the Bexar County Official Public Records of Real Property;

Thence: S 79° 03' 50" E, 1605.88 feet, along the North line of said 291.283 acre tract and the South line of said 75.14 acre tract, to a set 1/2" iron rod with V&A property corner cap for the Northeast corner of the herein described tract of land;

Thence: S 19° 42' 46" W, 510.01 feet, to a set 1/2" iron rod with V&A property corner cap for corner;

Thence: N 42° 08' 20" W, 3.01 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;

Thence: S 56° 38' 03" W, 153.78 feet, to a set 1/2" iron rod with Vickrey & Associates property corner cap for corner;

Thence: S 14° 57' 45" W, 57.05 feet, to a set 1/2" iron rod with V&A property corner cap on the Northerly right-of-way line of said Sonterra Blvd. (100' R.O.W.), for the Southeast corner of the herein described tract of land;

Thence: along said Northerly right-of-way line of Sonterra Boulevard and the South lines of the herein described tract of land as follows:

390.30 feet along the arc of a curve to the left, having a radius of 1350.00 feet, a central angle of 16° 33' 54" and a chord bearing of S 75° 13' 55" W, 388.95 feet, to a set 1/2" iron rod with V&A property corner cap for corner, at a point of tangency;

S 66° 56' 58" W, 338.95 feet, to a set 1/2" iron rod with V&A property corner cap for corner, at a point of curvature;

311.26 feet along the arc of a curve to the right, having a radius of 950.00 feet, a central angle of 18° 46' 20", and a chord bearing of S 76° 20' 07" W, 309.86 feet, to a set 1/2" iron rod with V&A property corner cap for corner, at a point of tangency;

S 85° 43' 17" W, 153.33 feet, to a set 1/2" iron rod with V&A property corner cap for corner, at a point of curvature;

512.59 feet along the arc of a curve to the right, having a radius of 950.00 feet, a central angle of 30° 54' 53", and a chord bearing of N 78° 49' 16" W, 506.39 feet, to a set 1/2" iron rod with V&A property corner cap for corner, at a point of tangency;

N 63° 21' 50" W, 153.12 feet, to a set 1/2" iron rod with V&A property corner cap for corner, at a point of curvature;

34.21 feet along the arc of a curve to the right, having a radius of 25.00 feet, a central angle 78° 24' 54", and a chord bearing of N 26° 50' 37" W, 31.61 feet, to a set 1/2" iron rod with V&A property corner cap for corner, at a point of compound curvature;

Thence: along the Easterly right-of-way line of Hardy Oak (86' R.O.W.) and the Westerly lines of the herein described tract of land as follows:

192.08 feet along the arc of a curve to the right, having a radius of 1151.00 feet, a central angle of 09° 33' 41", and a chord bearing of N 34° 36' 29" E, 191.85 feet, to a set 1/2" iron rod with V&A property corner cap for corner, at a point of tangency;

N 39° 23' 01" E, 112.82 feet, to a set 1/2" iron rod with V&A property corner cap for corner, at a point of curvature;

349.50 feet along the arc of a curve to the left, having a radius of 1543.00 feet, a central angle of 12° 58' 41", and a chord bearing of N 32° 53' 05" E, 348.75 feet, to a set 1/2" iron rod with V&A property corner cap for corner, at a point of tangency;

N 26° 16' 13" E, 187.64 feet, to a set 1/2" iron rod with V&A property corner cap for corner, at a point of curvature;

349.43 feet along the arc of a curve to the left, having a radius of 745.91 feet, a central angle of 26° 50' 28", and a chord bearing of N 12° 55' 28" E, 346.25 feet, to the POINT OF BEGINNING, containing 37.90 acres (1,650,760 square feet) of land, more or less.

THIS IS TO CERTIFY TO: METHODIST HEALTHCARE SYSTEM OF SAN ANTONIO, LTD. L.L.P., CIRI APARTMENTS LTD, AND TIGOR TITLE AGENCY OF SAN ANTONIO

THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.



HAL B. LANE III, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690
VICKREY & ASSOCIATES, INC.

DATE	NO.	DESCRIPTION	REVISIONS
4-22-04	1	Revised Plat Area Easements	

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

PREPARED FOR:
METHODIST HEALTH CARE
SYSTEM OF
SAN ANTONIO

BOUNDARY SURVEY OF A
37.90 ACRE TRACT
OUT OF THE CITY OF SAN ANTONIO
COUNTY BLOCK 4943
BEXAR COUNTY, TEXAS

DATE: 03-19-04

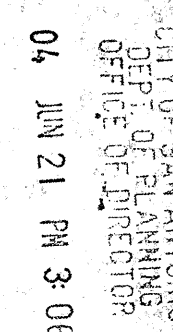
SCALE
Vertical 1" = n/a
Horizontal 1" = 100'

SHEET 1 OF 1

PROJ. NO. 0922-015-104

VRP#04-06-128

04-54



Notes

- Entire Site is zoned B-3
- Water Source: City of San Antonio Water Board
- Sanitary Sewer: City of San Antonio
- Provision for ROW will be provided in conformance with the City of San Antonio Major Thoroughfare Plan

APR 3 1985
DEPARTMENT OF PLANNING
Subdivision Section

Espey-Huston & Assoc., Engineering

Preliminary Over All Development Plan subject to modification

VRP#04-06-128



City of San Antonio

Vested Rights Permit APPLICATION

Permit File: #VRP 04-06-128

Received: June 15, 2004

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Development Services Department decide this application in the following manner:

X Approval o Disapproval o Return to Applicant

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By: 
Norbert J. Hart
Assistant City Attorney

Date: June 21, 2004

Comments: Recommend that the application be granted vested rights for 37.90 acres for a hospital effective September 7, 1994, the date of the plat application that initiated this project. The applicant must provide a copy of the POADP for the area, a copy of the plat that initiated the project, and a specific project description that will allow staff to verify that the proposed project is in compliance with the POADP for the area.

If I can be of any further assistance, please contact me at 207-8989.



City of San Antonio
Development Services Department
Vested Rights Permit Application
Completeness Review



*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

Required Items: Section 35-B124, Vested Rights' Determination

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.
2. Section 35-B124
 - (a) Name and address of Applicant;
 - (b) Project description and name of subdivision or development, if applicable;
 - (c) Location of development;
 - (d) Total land area, in square feet;
 - (e) Total area of impervious surface, in square feet;
 - (f) Number of residential dwelling units, by type;
 - (g) Type and amount of non-residential square footage;
 - (h) Phases of the development, if applicable;
 - (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
 - (j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
 - (k) A legal description of the Property

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -8 AM 10:41

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

☒ **Accepted**

☐ **Rejected**

Completeness Review By: _____

Wah

Date: _____

6/14/04



CIRI

RE: Methodist Healthcare at Stone Oak

TO WHOM IT MAY CONCERN:

As the owner of 37.90 acres located in the northeast corner of Sonterra and Hardy Oak Boulevards as recorded in Volume 5897, Page 1797 of the Official Records of Real Property of Bexar County, Texas, I hereby authorize Geoffrey Crabtree of Methodist Healthcare System of San Antonio, LTD. L.L.P. to initiate a Vested Rights Permit for the subject property with the City of San Antonio.

CIRI Apartments, Ltd.
By CIRI Construction Company, GP

Signature: Kirk McGee

Name: Kirk McGee, President

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -8 AM 10:41

STATE OF ALASKA §

THIRD JUDICIAL DISTRICT §

Before me, a Notary Public, on this 7th day of June, 2004, personally appeared Kirk McGee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



Kathleen M. Gage
Notary Public, State of Alaska
Kathleen M. Gage
Printed Name of Notary

My Commission Expires: 2-7-08



VICKREY & ASSOCIATES, INC.

Consulting Engineers

12940 Country Parkway • San Antonio, Texas 78216-2004 • (210) 349-3271 • Fax: (210) 349-2561

TO: Michael Herrera
Master Development/Vested Rights
Development Services
1901 South Alamo, 2nd floor

DATE: 6/18/04
PROJECT: Methodist Healthcare@StoneOak
Vested Rights Exhibit
JOB NO: 0922-015-002

We are sending you:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Herewith | <input type="checkbox"/> Tracings | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Under Separate Cover | <input type="checkbox"/> Blue Line Prints | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> By Mail | <input type="checkbox"/> Xerox Copies | <input type="checkbox"/> Contracts |
| <input checked="" type="checkbox"/> By Messenger | <input checked="" type="checkbox"/> Other | <input type="checkbox"/> Estimate No. |
| <input type="checkbox"/> By | <input type="checkbox"/> Other | <input type="checkbox"/> Other |

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
2	1		Survey being the attached exhibit

These are sent:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> For your information | <input type="checkbox"/> For construction |
| <input type="checkbox"/> By request of | <input type="checkbox"/> For your signature | <input type="checkbox"/> Other |

Remarks:

Sorry for the mess up. Attached are two copies of the survey that should have been attached to the original and copy of the vested rights permit application. If you have any other questions or comments, please call.

Copies of:

To:

Thank you,

Received by: _____ Date: _____ Submitted by: Ruth Hampton

Original to Addressee with Package
COPY TO FILE

020139

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
6-4-04	Vested Rights Permit Methodist Healthcare at Stone Oak 0922-015-002 X61		160.00		160.00
MC					
CHECK DATE	CHECK NUMBER	20139	TOTALS		160.00
6-4-04			160.00		160.00



VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

12940 Country Parkway • San Antonio, Texas 78216 • 210-349-3271

OPERATING ACCOUNT
FROST NATIONAL BANK
SAN ANTONIO, TEXAS

020139

PAY: One Hundred Sixty Dollars and 00/100*****

DATE
6-4-04

CHECK NO
20139

AMOUNT
160.00

PAY
TO THE
ORDER
OF

City of San Antonio

VICKREY & ASSOCIATES, INC.

⑆020139⑆ ⑆14000093⑆ ⑆08 0069965⑆

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -8 AM 10:42



RE: Methodist Healthcare at Stone Oak

TO WHOM IT MAY CONCERN:

As the owner of 37.90 acres located in the northeast corner of Sonterra and Hardy Oak Boulevards as recorded in Volume 5897, Page 1797 of the Official Records of Real Property of Bexar County, Texas, I hereby authorize Geoffrey Crabtree of Methodist Healthcare System of San Antonio, LTD. L.L.P. to initiate a Vested Rights Permit for the subject property with the City of San Antonio.

CIRI Apartments, Ltd.
By CIRI Construction Company, GP

Signature:

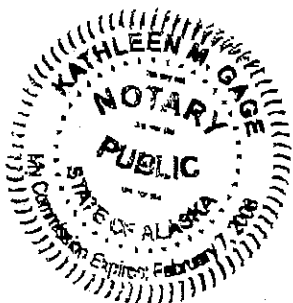
Name: Kirk McGee
Kirk McGee, President

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -8 AM 10:41

STATE OF ALASKA §

THIRD JUDICIAL DISTRICT §

Before me, a Notary Public, on this 7th day of June, 2004, personally appeared Kirk McGee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



Kathleen M. Gage
Notary Public, State of Alaska

Kathleen M. Gage
Printed Name of Notary

My Commission Expires: 2-7-08



CIRI

RE: Methodist Healthcare at Stone Oak

TO WHOM IT MAY CONCERN:

As the owner of 37.90 acres located in the northeast corner of Sonterra and Hardy Oak Boulevards as recorded in Volume 5897, Page 1797 of the Official Records of Real Property of Bexar County, Texas, I hereby authorize Geoffrey Crabtree of Methodist Healthcare System of San Antonio, LTD. L.L.P. to initiate a Vested Rights Permit for the subject property with the City of San Antonio.

CIRI Apartments, Ltd.
By CIRI Construction Company, GP

Signature: _____

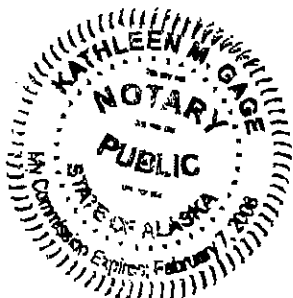
Name: Kirk McGee, President

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -8 AM 10:41

STATE OF ALASKA §

THIRD JUDICIAL DISTRICT §

Before me, a Notary Public, on this 7th day of June, 2004, personally appeared Kirk McGee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



Kathleen M. Gage
Notary Public, State of Alaska
Kathleen M. Gage
Printed Name of Notary

My Commission Expires: 2-7-08